



Village of Westmont Planning and Zoning Commission Requests Application and Instructions

Community Development Department
31 West Quincy Street
Westmont, Illinois 60559
630-981-6260

<u>Office Use Only</u>	
Date Received:	_____
By:	_____

Incomplete Applications will not be accepted. All fields are required. If Not Applicable, write "N/A" in the field.

APPLICATION FOR (Check ONE only. Submit additional copies of the form for each application type):

_____ Annexation

ZONING CODE

- _____ Zoning Map Amendment
_____ Special Use Permit
☒ Zoning Variance
_____ Zoning Text Amendment

AGREEMENTS

_____ Planned Development

PLATS

- _____ Preliminary Subdivision/Consolidation Plat
_____ Final Plat Review
_____ Final Plat Recording

PLANS

- _____ Site Plan
_____ Landscape Plan

DESCRIPTION OF SITE:

Common Description (Street Address): 11 W Quincy St Westmont Il 6055

PIN Number(s): 09-09-407-022 Current Zoning and Land Use: B1 Mixed Use Building

Short Legal Description:

LOTS 8 AND 7 IN BLOCK 1 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MC INTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 15, 1921 AS DOCUMENT 146502, IN DU PAGE COUNTY, ILLINOIS

NOTE--Applicant must provide the FULL Legal Description for the subject property in a text format, such as Microsoft Word, Google Docs, or in the body of an email (See *Application Checklist*).

Existing Structures & Signs: 2 stoy vacant buildng

Description of Project:

Complete re-development to provide first floor commercial space (Total 4000 sq ft) and 4 apartments on the second floor. Development to Include significant improvements to all aspects of the building including Life/Safety systems such as Alarm and Sprinklers.

PETITIONER INFORMATION (Person with verifiable and current interest in the property):

Petitioner (and corporation if applicable): Frank La Gambina by Luxica LLC 11 Series

Address: 53 E St Charles Rd Villa Park IL 60181

Phone: 630-400-3477 Email: flagambina@sbcglobal.net

Relationship of Petitioner to Property Owner: Owner Acquiring Popety

PETITIONER #2 INFORMATION (Person with verifiable and current interest in the property):

Petitioner (and corporation if applicable): _____

Address: _____

Phone: _____ Email: _____

Relationship of Petitioner to Property Owner: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner (s) (and corporation if applicable) (list all beneficiaries of Trust): _____

Address: _____

Phone: _____ Email: _____

PROPERTY OWNER #2 INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner (s) (and corporation if applicable) (list all beneficiaries of Trust): _____

Address: _____

Phone: _____ Email: _____

PROJECT STAFF:

Developer: La Gambina Homes Inc.

Phone: 630-400-3477 Email: flagambina@sbcglobal.net

Attorney: Andrew J Draus

Phone: 630-705-1700 Email: lawdraus@aol.com

Engineer: Dave Johnson Associates Ltd.

Phone: 630-752-8600 Email: djaonline@djaonline.net

Architect: _____

Phone: _____ Email: _____

Landscape Architect: N.A.

Phone: _____ Email: _____

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

The undersigned requests approval of this petition and further certifies on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to enter onto the site and to inspect the premises as necessary in relation to this application.

By signing below, the applicant and/or property owner acknowledges that the *submittal and review fees are non-refundable.*

PETITIONER SIGNATURE:

Type or print name: Frank La Gambina

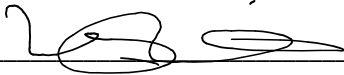
Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public

PETITIONER #2 SIGNATURE:

Type or print name: Dan Riordan

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public

OWNER SIGNATURE:

Type or print name: _____

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public

OWNER #2 SIGNATURE:

Type or print name: _____

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public

11 W Quincy – Questions & Responses 2/2/2020

Dear Westmont Village Board,

We are currently in the process of acquiring the property located at 11 W Quincy St in Westmont for the purposes of redevelopment into a mixed use 2 story property, with commercial space on the first floor and residential on the 2nd floor. The closing is scheduled to occur on Friday, Feb. 5 2020. We are excited to undertake this project! Along with the current 94 unit residential development to the east, we believe this project will “complete the corner” as well as preserve the character of Downtown Westmont.

Project Summary

The total project size is approximately 8,000 sqft. will include approximately 4,000 sqft. of space per floor. The first floor will be commercial space, and the second floor will hold four 2 bedroom, 2 bath apartment units on the second floor. The commercial space will be broken into two units, a space for a 2,500 sqft. restaurant (1,250 sqft. seating, 1,250 sqft. non-seating areas including kitchen, bathrooms, hallways, and storage), and a 1,500 retail space. While detailed floor plans are not yet available, we are currently working with a prospective restaurant tenant who has engaged with an architect and designer and are in the planning stages.

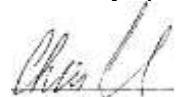
Variance Requested:

In order for this project to be feasible, the plan requires a variance on the required number of parking spaces. We are currently able to provide five parking spaces to the rear of the building. Please see the attached site plan as a reference.

Please find attached:

- Planning and Zoning Commission Application for Variance (Parking variance required)
- Proposed Site Plan
- Plat of Survey

We look forward to working with you on this project! Please feel free to reach out to me directly with any questions or additional information needed at chris@luxicagroup.com. Thank you!



Chris Czarnowski
Luxica

LUXICA

53 E. St. Charles Rd.
Villa Park, IL 60181

630.290.3502
Fax: 630.255.5210
luxicagroup.com

Feb 3 2020

11 W Quincy

Calculation Of Parking Requirement & Variance Needs Per Ordinance

Summary:

The redevelopment plan for 11 W Quincy calls for 8,000 sqft. of total space. The first floor (~4,000 sqft) is divided into two first floor commercial spaces: a 2,500 restaurant space and 1,500 sqft of additional commercial space. The second floor (~4,000 sqft) is divided into four 2 bedroom apartment units. **As per this planned use, the required parking per the ordinance as calculated below is 46 parking spaces. The property currently provides for 5 parking spaces. Thus the need for variance is 41 spaces as detailed below.**

Note – Calculations below are estimates made on the maximum parking that may be required and used for the purposes of obtaining parking variance.

Detailed Parking Requirements Per Use Calculations:

(1) Restaurant Space (~2,500 sqft)

Restaurants, not including fast-food-service or drive-in establishments: one parking space per 100 square feet of floor area excluding kitchen and storage areas, or one parking space per each four seats including those seats in bars, cocktail lounges and waiting areas, whichever is greater, plus two spaces per each three employees using the maximum number of employees working at any given time.

Method 1 (1 parking space per 100 sqft excluding kitchen and storage):

The restaurant of 2,500 sqft will have approximately 400 sqft of kitchen and storage. Thus the remaining space in the restaurant is 2,100 sqft. **Method 1 results in the need for 21 spaces.**

Method 2 (one parking space per each four seats including those seats in bars, cocktail lounges and waiting areas, whichever is greater, plus two spaces per each three employees):

To further break down the restaurant space, the 2,500 sqft. is planned to have a 400 sqft. kitchen, two 250sqft bathrooms (500 sqft total), and 100 sqft. of bar area (excludes seating area). Thus the remaining space for seating areas is 1,500 sqft. There will be a maximum of 94 seats in this area (a ratio of 17sqft per person). 94 seats / 4 seats per parking spot yields 23.5 spots (rounded to **24 parking spaces**). **Method 2 is greater than Method 1 and is thus used.**

Restaurant Employees

The maximum number of employees at a given time will be eight (1 manager, 1 bartender, 1 table bus employee, 3 servers, and 2 kitchen employees). At two spaces per every three employees, the employee parking requirement is 5.3 which rounds to **6**.

THUS THE TOTAL NEED FOR THE RESTAURANT SPACE IS 24+6=30 PARKING SPACES.

(2) 1,500 Commercial Space

High volume commercial uses.- one off-street parking space for each 200 square feet of floor area

1,500 sqft = 7.5 SPACES NEED FOR 2ND COMMERCIAL SPACE (ROUNDS TO 8)

(3) Residential Space

Dwelling uses. Multiple-family dwellings (2 Bedrooms) - 2 parking spaces for each dwelling unit.

The plan calls for four 2 Bedroom units, thus the requirement for residential is $2 \times 4 = 8$ **parking spaces.**

THUS THE TOTAL PARKING REQUIREMENT FOR THE PLANNED DEVELOPMENT IS 46 PARKING SPACES.

ADDENDUM – RESPONSES TO FINDINGS OF FACT FOR VARIATIONS
Feb 3 2020

(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

Under the current code, 46 parking spaces are required (38 for the commercial space and 8 for the residential apartments - 2 Bedroom apartments require 2 parking spaces for each dwelling unit. The property currently has capacity for a maximum of five parking spaces. Therefore, in the absence of a parking variance, the 8,000 sqft property would not be allowed to even have the four planned apartment units, let alone have any commercial space. This is not economically viable.

(B) The plight of the owner is due to unique circumstances.

The goal of this project is to put the building back into productive use. Portions of the existing structure were built 1920's, long before the proliferation of vehicles and parking requirements. The nature of the downtown central business district is similar – older structures, while adding character to the downtown, do not typically meet parking requirements. The nature of downtown itself is unique as compared to newer strip malls on outlying areas where meeting these requirements is more feasible. Another unique factor is that the project is a transit oriented development located directly across from the downtown commuter rail station- this somewhat reduces the need for parking.

(C) The variation, if granted, will not alter the essential character of the locality.

Allowing the variance will actually allow for the preservation of the character of the building in downtown, while at the same time allowing us to provide new businesses for local patrons, and new places to live in Downtown Westmont.

SURVEY LEGEND

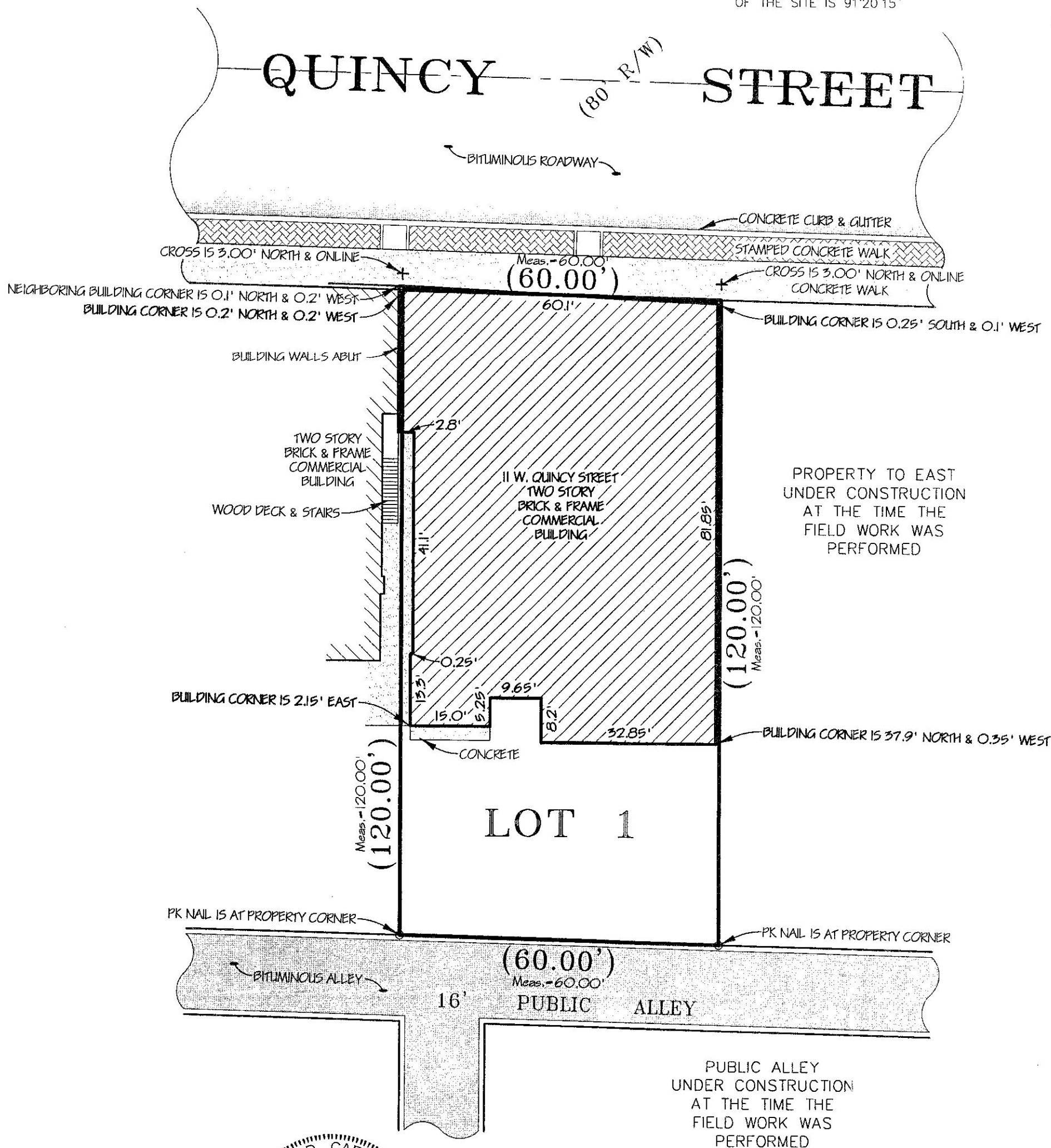
- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X— Fence Line

PLAT OF SURVEY

LOT 1 IN ZIVICH SISTER'S RESUBDIVISION OF LOTS 6 AND 7 IN BLOCK 1 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT 146502, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 7,200 SQ.FT.

ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 91°20'15"



NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 26th DAY OF November, A.D. 2019
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2020.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682

PREPARED FOR: ANSELMO LINDBERG & ASSOCIATES LLC

DRAWN BY: CMG DATE OF FIELD WORK: 11/26/19 SCALE: 1" = 20' PLO.BK. - PAGE 48-00 PROJECT NO. 32589

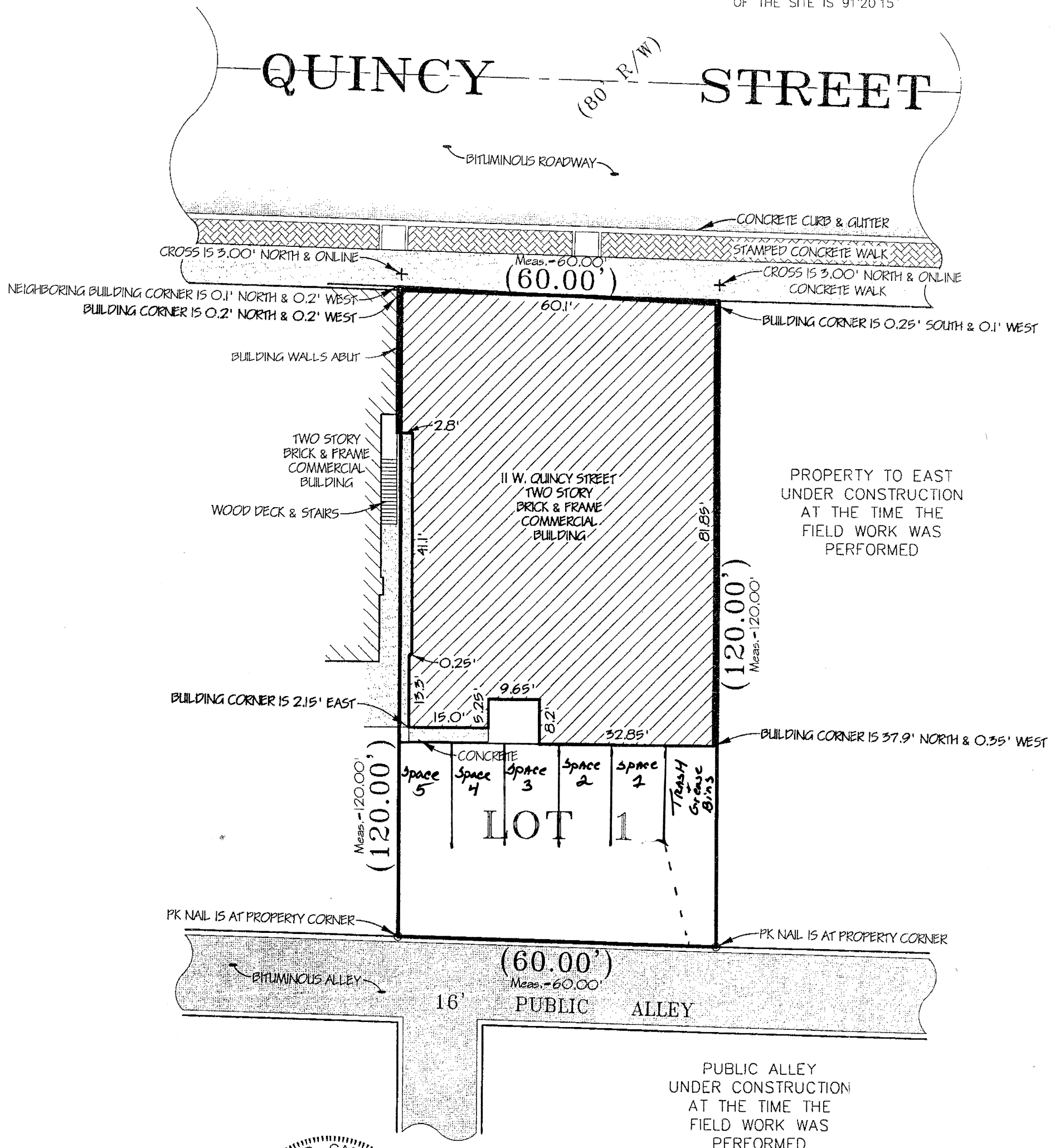
● Monumentation Found
 ○ Monumentation Set
 (IRLS 35-2551)
 (50') Record Dimension
 ---X--- Fence Line

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CAPPA TIC



A circular seal for a professional land surveyor. The outer ring contains the name "ALLEN D. CARRADUS" at the top and "WHEATON, ILLINOIS" at the bottom. The center of the seal contains the text "35-2551", "PROFESSIONAL", "LAND SURVEYOR", "STATE OF", and "ILLINOIS" arranged vertically.

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DRAWN BY: CMG	DATE OF FIELD WORK: 11/26/19	SCALE: = 30'	F.L.D.BK. - PAGE 48-00	PROJECT NO. 32589
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11 W Quincy, Westmont Elevations FEB 3 2020



FRONT ELEVATION



REAR ELEVATION

SUBJECT PHOTOS



EAST ELEVATION



WEST ELEVATION